



**132 Jeffereys Crescent, Liverpool, Merseyside, L36 4JU**

**Offers around £235,000**

Alpha-move are delighted to offer this fantastic three bedroom extended semi-detached in a sought after location on Jefferey's Crescent L36, close to schools, local amenities and major transport links. The layout consists of hallway, through living room, cinema room and fitted kitchen on the ground floor, with two double bedrooms, family bathroom and a third bedroom on the upper floor. Externally, there is a driveway for two car parking at the front, and a low maintenance mature garden and patio to the rear also. Additionally, there is a fully insulated loft room (no building regs), rear outbuilding with power, lighting and shower services which is currently used as health studio. This property is in turnkey condition with many features and would be ideal for first time buyers and growing families. Early viewing essential.



# 132 Jeffereys Crescent, Liverpool, Merseyside, L36 4JU

## Entrance Hall

12'2" x 5'6" (3.73 x 1.69)

Composite door, engineered oak floor, UPVC double glazed window to side aspect, GCH radiator, and stairs to first floor.

## Through Lounge

24'0" 10'11" (7.33 3.35)

Previously two rooms and knocked into one large lounge, log burning fire, GCH radiator, UPVC double glazed window to front aspect, engineered oak floor, French style doors leading to conservatory;

## Cinema room / conservatory

13'3" x 9'4" (4.05 x 2.87)

With insulated roofing, radiator and laminate wood floor.

## Kitchen

16'1" x 6'1" (4.91 x 1.87)

Fitted kitchen with built in oven, microwave, dishwasher and extractor. Inset sink and quartz worktops, tiled floor, UPVC double glazed window, and door to rear aspect.

## Landing

UPVC Double glazed window to the side aspect. Doors leading to all bedrooms and the family bathroom.

## Bedroom One

12'8" x 9'10" (3.87 x 3.02)

Double room, UPVC double glazed window to rear aspect, built in wardrobe, real wood floor, GCH radiator.

## Bedroom Two

11'4" x (3.46 x )

Double room, UPVC double glazed window, engineered oak floor, GCH radiator.

## Bedroom Three

7'6" x 6'9" (2.29 x 2.08)

Double glazed window to the front aspect. GCH radiator. Built in wardrobe, carpet flooring.

## Family Bathroom

5'11" x 5'8" (1.82 x 1.75)

Fitted with white three piece suite comprising; P shaped bath with chrome waterfall shower over, vanity unit, and W.C, tiled walls and floor, chrome towel heater, double glazed window.

## Loft Room

With pull down ladder access, Velux window, laminate wood floor, radiator and eaves storage cupboard.

## Front Garden

Open aspect front driveway with space for two cars, plug in socket and side access gate.

## Rear Garden

Low maintenance rear garden with York stone style patio to both front and rear of the garden ensuring maximum sunshine is enjoyed. Large shed with electric and power, outside tap.

## Out building

15'0" x 6'7" (4.59 x 2.01)

Composite door, upvc window to rear aspect, power, lighting, sink and shower facility.

